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GOVERNMENT OF KARNATAKA

BANGALORE DEVELOPMENT AUTHORITY (BDA)

REQUEST FOR PROPOSAL (RFP) DOCUMENT

for

"Upgradation of the Existing BDA Web GIS Application, Development of a Public Web GIS Portal and Allied Geospatial Services"

Bangalore Development Authority (BDA)

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Guttahalli, Bengaluru, Karnataka 560020

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E-TENDER NOTIFICATION

Two-Cover System | Quality-cum-Cost Based Selection (QCBS)

(Through electronic tendering mode only)

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E-TENDER NOTIFICATION

The Bangalore Development Authority (BDA) is the principal urban planning and development agency for the Bengaluru Metropolitan Area, responsible for planning and forming layouts, allotting sites, approving building plans, developing civic amenities and maintaining planned development across the city. In order to manage, visualise and share the large volume of spatial and non-spatial data generated through these functions, BDA presently operates a Web-based Geographic Information System (Web GIS) application that maps its layouts, blocks, sites, roads, parks, civic amenity areas and related engineering assets.

Over time, the volume and complexity of geospatial data handled by the Authority have grown considerably, and the existing Web GIS application requires enhancement to keep pace with current engineering, administrative and citizen-service requirements. The present system has limited dashboards, search, query and reporting capabilities, its spatial and non-spatial databases require updating against the latest approved records, and it does not yet provide a dedicated public-facing portal for transparent, view-only access to non-confidential layout information.

Through this Request for Proposal, BDA proposes to upgrade and enhance the existing Web GIS application — rather than build a new one — by assessing the current system, upgrading the GIS database, developing interactive dashboards and advanced search, query and reporting modules for the Engineering Wing, standardising map printing and layout generation, strengthening application performance, security, user interface and overall functionality, and implementing robust role-based access control for internal users. In parallel, BDA intends to establish a Public Web GIS Portal offering view-only access to approved layouts, roads, parks, civic amenities and other non-confidential information, so as to improve transparency, reduce avoidable public visits and enquiries, and enhance citizen services.

BDA therefore invites proposals from experienced and capable Service Providers to undertake the assessment, upgradation, development, migration, integration, testing, deployment, documentation, training and post-implementation support described in the Scope of Work, strictly in line with prevailing Government GIS standards and enterprise Web GIS best practices. The selection shall be made through the Quality-cum-Cost Based Selection (QCBS) method under the two-cover system, in accordance with the Karnataka Transparency in Public Procurement (KTPP) Act, 1999 and the Rules made thereunder.

Full details, the RFP document and all corrigenda/addenda can be obtained from the Government of Karnataka e-Procurement Portal (https://kppp.karnataka.gov.in). The last date for submission of the proposal is 30/07/2026 up to 17.30 Hrs.

Tender Schedule and Key Details

Name of Work	Upgradation of the Existing BDA Web GIS Application, Development of a Public Web GIS Portal and Allied Geospatial Services
Tender Reference	**BDA/IT-Reform/2026-27/SE0102**
Method of Selection	Quality-cum-Cost Based Selection (QCBS) — Technical 75% : Financial 25%
Date from which Bid document is ready for download through e-Procurement Portal of Government of Karnataka	21/07/2026
Last date and time for uploading of tender in e-Procurement platform	**30/07/2026 at 17.30 Hrs.**
Time and date of opening of tenders: Technical Bid & Technical Evaluation	Refer E-Procurement Portal
Time and date of opening of tenders: Financial Bid	After the complete evaluation of the Technical Bid under the QCBS system (date to be notified on the e-Procurement Portal).
Bid Processing Fee	As applicable and payable through the e-Procurement Portal (NEFT/RTGS only).
Bid Validity	90 days from the last date of submission of the tender.
Pre-bid meeting	Yes (refer the E-Procurement Portal for date, venue and time)
Contact Person for queries and pre bid meeting	**The IT-Reform Head, Bangalore Development Authority (BDA) Head Office** Ph.: +91 91087 46794 | E-mail: itreformshead@bdakarnataka.in
Place of Opening of Tenders and Address for Communication	Bangalore Development Authority (BDA) 5th Main Road, Kumara Park West, T. Chowdaiah Road, Guttahalli, Bengaluru, Karnataka 560020

Sd/-
The Commissioner
Bangalore Development Authority

1. SCOPE OF WORK

1.1 Project Background and Objectives

BDA presently operates a Web GIS application that maps its layouts, blocks, sites, roads, parks, civic amenity areas and associated engineering assets, and links these to relevant non-spatial attribute data. The application has served as a core reference tool for the Engineering Wing and allied divisions; however, its dashboards, search, query, reporting and map-output capabilities are limited, its underlying spatial and non-spatial data require validation and updating against the latest approved records, and it does not currently offer a dedicated public-facing view-only portal.

The objective of this project is to: (a) assess and analyse the existing Web GIS application, database and workflows; (b) upgrade the existing GIS database and application to current engineering, administrative and citizen-service requirements; (c) develop interactive dashboards, advanced search, query, reporting and standardised map-printing modules for the Engineering Wing; (d) strengthen application performance, security, user interface and overall functionality; (e) implement robust role-based access control for internal BDA users; (f) develop a Public Web GIS Portal offering view-only access to approved, non-confidential information; and (g) undertake data migration, integration, testing, deployment, documentation, training and post-implementation support — all in line with Government GIS standards and enterprise Web GIS best practices. The initiative is an upgradation and enhancement of the existing system and expressly not the development of a new, parallel application.

1.2 Overall Scope

The scope of work covers the following major components, to be executed on a turnkey basis:

- **Assessment and Analysis:** detailed study of the existing Web GIS application, database and workflows, and preparation of a gap-assessment and upgradation approach.
- **Database Upgradation:** upgradation of the existing GIS database, covering both spatial and non-spatial data.
- **Interactive Dashboards:** development of Layout-wise, Block-wise, Division-wise and Engineering Section-wise dashboards.
- **Data Annotation, Validation and Updating:** annotation, validation and updating of GIS data based on the latest approved records.
- **Advanced Search, Query and Reporting:** advanced search, query-generation and reporting modules for the Engineering Wing.
- **Standardised Map Printing:** standardised map printing and layout generation across A0 to A4 sizes.
- **Application Enhancement:** enhancement of application performance, security, user interface and overall functionality.
- **Public Web GIS Portal:** development of a Public Web GIS Portal with view-only access to approved layouts, roads, parks, civic amenities and other non-confidential information, to improve transparency and citizen services.

- **Role-Based Access Control:** role-based access control for internal BDA users to ensure secure access to sensitive data.
- **Migration, Deployment and Support:** data migration, integration, testing, deployment, documentation, training and post-implementation support.

1.3 Assessment and Analysis of the Existing Web GIS Application

The Service Provider shall carry out a structured assessment and analysis of the existing environment before commencing upgradation, including but not limited to:

(a) **As-Is Study:** review of the existing Web GIS application architecture, technology stack, source code (to the extent available), map services, spatial and non-spatial databases, integrations and current user workflows across the Engineering Wing and allied divisions.

(b) **Data Assessment:** assessment of the completeness, accuracy, currency, projection/coordinate system, symbology and metadata of the existing spatial layers (layouts, blocks, sites, roads, parks, civic amenities, etc.) and the linked non-spatial attributes.

(c) **Gap Analysis:** identification of functional, performance, security, usability and data gaps between the current system and the requirements set out in this Scope of Work and applicable Government GIS standards.

(d) **Upgradation Approach and Plan:** preparation of a detailed Assessment & Analysis Report and Upgradation Plan setting out the proposed approach, target architecture, data-upgradation methodology, module design, migration strategy, testing approach, rollout plan and timelines, for review and approval by BDA.

1.4 Upgradation of the Existing GIS Database (Spatial and Non-Spatial)

(a) **Spatial Data:** upgradation, cleaning and topological correction of the existing spatial layers, ensuring a consistent, referenced coordinate system, correct geometry, standardised symbology and layer structure aligned to Government GIS standards.

(b) **Non-Spatial Data:** upgradation and normalisation of the linked attribute/non-spatial data, ensuring correct linkage between features and attributes, elimination of duplication and enforcement of referential integrity.

(c) **Database Platform:** upgradation/optimisation of the underlying spatial database (e.g., PostgreSQL/PostGIS, SQL Server Spatial, Oracle Spatial or equivalent as agreed with BDA), including schema rationalisation, spatial indexing and performance tuning.

(d) **Data Standards and Metadata:** adoption of consistent naming conventions, attribute domains and metadata for each layer, so that the upgraded database is maintainable, interoperable and ready for future integration.

1.5 Development of Interactive Dashboards

The Service Provider shall design and develop interactive, map-linked dashboards that allow BDA officials to view and analyse geospatial and attribute information at different administrative and engineering levels, including at minimum:

- **Layout-wise dashboard:** consolidated view of a selected layout with its blocks, sites, roads, parks, civic amenities and key indicators.

- **Block-wise dashboard:** block-level summary and drill-down within a layout.
- **Division-wise dashboard:** division-level overview aggregating the layouts and assets under a division.
- **Engineering Section-wise dashboard:** section-level view aligned to the Engineering Wing's working structure, supporting monitoring and decision-making.

Dashboards shall support interactive maps, filters, summary indicators, charts/tables and drill-down navigation from higher (division) to lower (site) levels, and shall be responsive and usable on standard desktop browsers.

1.6 Annotation, Validation and Updating of GIS Data

(a) **Annotation:** annotation and labelling of spatial features (layouts, blocks, site numbers, road names, park and civic-amenity identifiers, etc.) so that maps are clear and legible for engineering and public use.

(b) **Validation:** validation of the spatial and non-spatial data against the latest approved records, layout plans and sanctioned drawings provided by BDA, with a documented validation/QC process.

(c) **Updating:** updating and correction of features and attributes to reflect the latest approved position, with maintenance of change logs and an audit trail of updates carried out.

1.7 Advanced Search, Query Generation and Reporting Modules

(a) **Advanced Search:** spatial and attribute-based search enabling BDA users to locate layouts, blocks, sites, roads, parks and civic amenities quickly, including typeahead/keyword search and map-based selection.

(b) **Query Generation:** a query-builder allowing the Engineering Wing to construct and save parameter-based and spatial queries (for example, by division, layout, block, land-use, status or other attributes) without requiring programming.

(c) **Reporting:** configurable reports and outputs (on-screen, printable and exportable to standard formats such as PDF and spreadsheet) covering the results of searches and queries, with tabular and, where relevant, map-based output.

(d) **Engineering Wing Focus:** the search, query and reporting modules shall be designed primarily around the working requirements of the Engineering Wing, while remaining usable by other authorised divisions as configured by BDA.

1.8 Standardised Map Printing and Layout Generation (A0 to A4)

(a) **Standard Templates:** standardised, BDA-branded map/print templates with title block, legend, north arrow, scale bar, coordinate grid (where applicable), reference information and space for approvals/signatures.

(b) **Sheet Sizes:** support for generation and printing of maps and layout sheets across standard sizes from A0 to A4, with correct scaling, orientation and page composition.

(c) **Export:** export of print-ready outputs in standard formats (e.g., PDF and common image formats) suitable for plotting and record-keeping.

1.9 Enhancement of Application Performance, Security, User Interface and Functionality

(a) **Performance:** optimisation of map rendering, tiling/caching, query response and page-load times to ensure smooth performance under expected concurrent usage.

(b) **Security:** strengthening of application and data security, including secure authentication, session management, encryption of data in transit (HTTPS/TLS), input validation, protection against common web vulnerabilities and secure handling of sensitive spatial and attribute data, in line with prevailing Government information-security norms.

(c) **User Interface:** modernisation of the user interface for clarity, consistency and ease of use, with intuitive map navigation, tools and layout, and a bilingual (Kannada and English) interface for public-facing elements.

(d) **Functionality:** general enhancement and stabilisation of existing functionality, correction of known defects and addition of the modules described in this Scope of Work.

1.10 Development of the Public Web GIS Portal

(a) **View-Only Public Access:** a dedicated Public Web GIS Portal providing view-only access to approved layouts, roads, parks, civic amenities and other non-confidential information, with map navigation, search and basic query suited to citizens.

(b) **Non-Confidential Information Only:** the public portal shall expose only such information as is expressly approved by BDA as non-confidential; sensitive, personal and internal data shall be strictly excluded and shall not be accessible through the public portal.

(c) **Transparency and Citizen Services:** the portal shall be designed to improve transparency and citizen services, be responsive across common devices and browsers, be bilingual (Kannada and English), and follow applicable accessibility and Government web-portal guidelines.

1.11 Role-Based Access Control for Internal BDA Users

(a) **Role-Based Access:** implementation of role-based access control (RBAC) for internal BDA users, with clearly defined roles and privileges (for example, viewer, editor/data-updater, engineering user, division administrator and system administrator) as finalised with BDA.

(b) **Secure Access to Sensitive Data:** enforcement of least-privilege access so that sensitive spatial and non-spatial data are accessible only to authorised roles, with secure login and, where required, integration with BDA's existing authentication mechanism.

(c) **Audit and Accountability:** maintenance of audit trails and access/event logs for internal user actions to support security and accountability.

1.12 Data Migration, Integration, Testing and Deployment

(a) **Data Migration:** migration of existing spatial and non-spatial data into the upgraded database/application without loss of information, with reconciliation and sign-off against source data.

(b) **Integration:** integration with relevant BDA systems and services as required and feasible, using standard, interoperable interfaces (for example, OGC-compliant map/feature services and documented APIs).

(c) **Testing:** unit, integration, system, performance, security and user-acceptance testing (UAT), with documented test cases and results, and correction of defects prior to Go-Live.

(d) **Deployment:** deployment of the upgraded application and portals on the infrastructure designated by BDA (BDA data centre / State Data Centre / approved hosting), with a documented deployment and rollback plan, followed by production Go-Live.

1.13 Documentation, Training and Knowledge Transfer

(a) **Documentation:** delivery of complete documentation, including the assessment report, design documents, data dictionary, source code (where developed for BDA), deployment/configuration documents, administrator manual and user manuals.

(b) **Training:** hands-on training for BDA officials and designated administrators/end-users on the use, administration and basic maintenance of the upgraded application and portals, with training material provided.

(c) **Knowledge Transfer:** structured knowledge transfer to enable BDA to independently operate and maintain the system, including handover of credentials, configurations and documentation.

1.14 Operations, Maintenance and Post-Implementation Support

(a) **Support Period:** post-implementation support, warranty and maintenance for a period of twelve (12) months from the date of production Go-Live/final acceptance, covering defect resolution, minor corrective changes and support to users and administrators.

(b) **Support Levels:** provision of support in accordance with the Service Level Agreement (SLA) specified in this RFP, including reasonable response and resolution timelines for reported issues.

(c) **Handover:** at the end of the support period, orderly handover of the system, updated documentation and any outstanding items to BDA or its nominated agency.

1.15 Standards, Interoperability and Compliance

All work shall be carried out in line with prevailing Government GIS standards and enterprise Web GIS best practices, including, to the extent applicable:

- adoption of a consistent, referenced coordinate/projection system and standardised layer structure, symbology and metadata;
- use of open, interoperable standards (for example, OGC web services such as WMS/WFS and standard geospatial data formats) so that BDA is not locked in to proprietary formats for its own data;
- compliance with applicable Government of India / Government of Karnataka guidelines on e-governance, GIS/spatial data, web applications, accessibility, and information security; and
- delivery of BDA's data and content in standard, reusable formats, with ownership of BDA data and BDA-specific developed components vesting in BDA.

1.16 Deliverables

The key deliverables of the project include, at minimum:

Sl. No.	Deliverable
1	Assessment & Analysis Report and Upgradation Plan (including target architecture, data-upgradation and migration methodology, module design and project plan).
2	Upgraded GIS database (spatial and non-spatial) with data dictionary and metadata.
3	Interactive dashboards (Layout-wise, Block-wise, Division-wise and Engineering Section-wise).
4	Annotated, validated and updated GIS data, with validation/QC and change logs.
5	Advanced search, query-generation and reporting modules for the Engineering Wing.
6	Standardised map-printing and layout-generation capability (A0 to A4) with templates.
7	Enhanced application (performance, security, user interface and functionality) with role-based access control.
8	Public Web GIS Portal (view-only, bilingual, non-confidential information).
9	Data migration, integration, and test documentation (including UAT sign-off).
10	Deployed, production-live application and portals on BDA-designated infrastructure.
11	Documentation (design, data dictionary, source code where applicable, admin and user manuals) and training material.
12	Twelve (12) months of post-implementation support, warranty and maintenance.

1.17 Project Timeline and Milestones

The total implementation duration shall be ninety (90) working days from the date of issue of the Work Order (T0), followed by twelve (12) months of post-implementation support from the date of production Go-Live/final acceptance. The indicative milestones are:

Sl.	Milestone	Timeline (from T0 = Work Order)	Key Deliverables	Responsible
1	**Project initiation & mobilisation**	T0 to T0 + 5 working days	Signed agreement, kick-off meeting, detailed project plan, resource-deployment plan and risk register.	Joint (BDA & Service Provider)
2	**Assessment & analysis**	T0 + 5 to T0 + 20 working days	As-Is study, data assessment, gap analysis and approved Assessment & Analysis Report and Upgradation Plan.	Service Provider
3	**Database upgradation & data annotation/validation**	T0 + 20 to T0 + 45 working days	Upgraded spatial/non-spatial database; annotated, validated and updated GIS data with QC logs.	Service Provider
4	**Module development**	T0 + 30 to T0 + 65 working days	Interactive dashboards; advanced search, query and reporting; standardised map printing (A0–A4); RBAC.	Service Provider

Sl.	Milestone	Timeline (from T0 = Work Order)	Key Deliverables	Responsible
5	**Public portal & enhancements**	T0 + 45 to T0 + 75 working days	Public Web GIS Portal (view-only); performance, security, UI and functionality enhancements.	Service Provider
6	**Migration, integration & testing**	T0 + 65 to T0 + 80 working days	Completed data migration and integration; system, performance, security testing; UAT execution.	Service Provider, reviewed by BDA
7	**UAT sign-off, training, Go-Live & handover**	T0 + 80 to T0 + 90 working days	UAT sign-off, user training and manuals, production Go-Live, completion report and formal handover; start of support period.	Joint (BDA & Service Provider)
8	**Post-implementation support**	12 months from Go-Live	Warranty, defect resolution, minor corrective changes and support as per SLA.	Service Provider

2. SUBMISSION, RECEIPT AND OPENING OF PROPOSALS

The Proposal shall consist of two parts: (i) the Technical Proposal and (ii) the Financial Proposal, to be submitted only through the Government of Karnataka e-Procurement Portal (https://kppp.karnataka.gov.in) under the two-cover system. Bidders shall digitally sign and upload their complete Technical Proposal and Financial Proposal in the formats prescribed in this RFP, together with all supporting documents, on or before the bid submission due date and time indicated in the Tender Schedule published on the e-Procurement Portal.

No hard copy, fax, e-mail or physical submission of bids will be accepted; any proposal not submitted through the e-Procurement Portal in the prescribed manner shall be treated as non-responsive.

It is the sole responsibility of the Bidder to ensure that the Proposal, including all required documents and the Earnest Money Deposit (EMD) or EMD Declaration as applicable, is successfully uploaded and "frozen" in the portal before the deadline; BDA or the e-Governance authorities shall not be responsible for any failure due to network issues, system errors or delays at the Bidder's end.

After the bid submission deadline, the First Cover (Technical Proposal) of all Bidders will be opened online by the Tender Inviting Authority at the date and time specified in the Tender Schedule, and details such as Bidder name and EMD/EMD Declaration status will be recorded; only those Technical Proposals found responsive and meeting the eligibility and qualification criteria shall be considered for further evaluation.

The Second Cover (Financial Proposal) of only those Bidders who are declared technically qualified will be opened online on the e-Procurement Portal on the date and time notified by BDA, and the financial quotes as uploaded in the portal shall be treated as final for evaluation; any discrepancy between figures in any uploaded attachment and the values entered in the portal shall be resolved in favour of the values entered in the portal.

3. ELIGIBILITY CRITERIA

The Tenderer must meet the following eligibility criteria. Documentary evidence for each criterion shall be uploaded with the Technical Proposal; failure to meet any mandatory criterion shall render the bid liable for rejection at the eligibility stage.

1. **Legal Status:** The Tenderer should be a Proprietorship, Company, Partnership Firm or Limited Liability Partnership (LLP) duly registered under the relevant laws and operational for at least five (5) years as on the date of publication of this RFP. Proof shall be provided through a Certificate of Incorporation/registration, GST registration or other relevant documents.
2. **Relevant Experience:** The Tenderer must have successfully executed/ongoing projects for the development, upgradation or implementation of Web GIS / GIS / geospatial applications or enterprise GIS solutions for Government departments, public or private sector undertakings, urban local bodies, development authorities or similar public or private entities, with a cumulative billed value of not less than ₹30 lakh in the last five financial years (2021–22 to 2025–26), including at least one such project of value not less than ₹10 lakh. Submission of work orders and/or completion certificates as proof is mandatory.
3. **Financial Turnover:** Financial Capacity: The Tenderer should have an average annual turnover of not less than ₹50 lakh during the last three financial years (2022–23, 2023–24, and

2024–25). Documentary evidence shall be submitted in the form of audited financial statements (Balance Sheet and Profit & Loss Account) for the said financial years, duly certified by a Chartered Accountant, along with a Chartered Accountant's Certificate certifying the annual turnover and average annual turnover. The Tenderer shall also submit copies of the Income Tax Returns (ITR)/Income Tax Acknowledgements for the corresponding financial years as supporting evidence, if applicable.

4. **Local Presence and Language:** The Tenderer must have a registered or branch office in the Bengaluru/Karnataka region, and the personnel proposed for deployment must include members proficient in Kannada (required for the bilingual public portal and interface). The registered/branch office document, along with the trade licence, must be submitted.

5. **GIS Technical Capability and Team:** The Tenderer shall have proven capability and a qualified team in GIS / Web GIS, including demonstrable experience with enterprise GIS platforms (for example, ArcGIS, QGIS, GeoServer, MapServer or equivalent), spatial databases) and web application development. The Tenderer shall propose at least two (2) GIS professionals / relevantly qualified resources for the assignment; CVs and, where applicable, certifications shall be submitted.

6. **Quality Certification:** The Tenderer should be ISO 9001:2015 (Quality Management System) certified, ISO/IEC 27001:2022 (Information Security Management System) certified & CMMI Maturity Level – 3 certified. A copy of the valid certificate shall be submitted.

7. **Information-Security Certification (Preferred):** A valid ISO/IEC 27001 (Information Security Management System) certification issued by an accredited Certification Body is preferred, given the sensitivity of the spatial and non-spatial data handled. Where held, a copy of the certificate shall be submitted; this criterion carries additional weightage in the technical evaluation.

8. **Statutory Registrations:** The Tenderer must possess the following statutory registrations, and copies shall be attached: (a) Registration under GST; (b) Registration under Professional Tax; (c) Udyam Registration for MSME, if applicable; (d) Registration under the Employees' State Insurance Act, 1948; and (e)Employees' Provident Fund, (f) PAN Card as applicable.

9. **Non-Insolvency and Non-Blacklisting:** The Tenderer must not be insolvent, in receivership, bankrupt or being wound up, must not have its affairs administered by a court or its business activities suspended, and must not have been blacklisted or debarred by any public authority or entity from participating in public procurement as on the date of submission. A self-declaration to this effect shall be submitted.

10. **GIS Tools and Software:** The Tenderer shall have access to the requisite tools and licensed and/or open-source software for GIS/Web GIS development, spatial data management, map rendering and publishing, sufficient to deliver the Scope of Work; details shall be provided.

11. The Tenderer/Agency shall be empanelled with the Survey of India (SoI). A valid Survey of India Empanelment Certificate shall be submitted in support of this requirement.

12. The Tenderer shall undertake a site visit to familiarize itself with the project site, local conditions, and all factors that may affect the execution of the work. A Site Visit Certificate, duly issued by the Employer/Tender Inviting Authority, shall be submitted along with the bid wherever the site visit is mandatory.

4. EVALUATION OF TECHNICAL BID

4.1 Method of Selection and Award

The Department shall open the Proposals on the e-Procurement Portal as per the Schedule of Bidding Process specified in this Tender Document, at the office of the BDA (IT-Reform). The selection of the Service Provider shall be based on the Quality-cum-Cost Based Selection (QCBS) method, with a weightage of seventy-five percent (75%) for the Technical Score and twenty-five percent (25%) for the Financial Score, as widely adopted in recent Government of Karnataka RFPs.

Only those Bidders who meet all Eligibility Criteria and whose Technical Proposals secure a minimum of seventy-five (75) marks out of 100 in the technical evaluation, and who also meet the minimum sub-score prescribed for the Proof of Concept / Live Demonstration, shall be declared "Technically Qualified" and considered for opening of the Financial Bids.

The Technical Evaluation Committee (TEC) constituted by BDA shall evaluate the proposals based on the documents submitted in the Technical Proposal and any presentation / Proof of Concept / capability assessment conducted by BDA, strictly as per the criteria and scoring methodology given below.

Combined Score: The Technical Score (S_T) of each Bidder shall be normalised to 100. The Financial Score (S_F) will be computed separately as per the Financial Evaluation section. The Combined Score (S) shall be calculated as: $S = 0.75 \times S_T + 0.25 \times S_F$.

4.2 Technical Evaluation Criteria, Maximum Marks and Scoring Methodology

Total Technical Score: 100 Marks.

Sl.	Evaluation Criteria	Max Marks	Scoring Methodology
1.1	**Relevant GIS / Geospatial Project Experience**	**15**	**Assessment:** Successfully completed/ongoing GIS or geospatial application projects for Government departments or similar public or Private entities in the last five financial years (2021–22 to 2025–26), with cumulative billing as per eligibility. Work orders / completion certificates are mandatory. **Scoring:** Any two eligible Govt/public GIS projects, cumulative billed value ≥₹15 lakh – 6 marks; any three eligible projects, cumulative ≥₹25 lakh – 10 marks; any four or more eligible projects (including urban-planning / development-authority / ULB GIS work), cumulative ≥₹40 lakh – 15 marks.
1.2	**GIS Technical Team Strength & Bengaluru / Kannada Capability**	**15**	**Assessment:** Strength, qualifications and relevant GIS/Web GIS experience of the proposed team; certified GIS professionals; registered/branch office in Bengaluru with Kannada-proficient members; ability to mobilise and start quickly. **Scoring:** Limited team (about one GIS resource and one developer) with basic capability – 5 marks; adequate dedicated team (≥2 GIS professionals plus web developers) with Bengaluru office and Kannada capability – 10 marks; strong dedicated team with certified GIS professionals, proven Web GIS delivery, Bengaluru office,

Sl.	Evaluation Criteria	Max Marks	Scoring Methodology
			Kannada-proficient members and ability to start within 1–2 weeks – 15 marks.
1.3	**Financial Capacity – Average Annual Turnover (2022–23, 2023–24, 2024–25)**	**20**	**Assessment:** Average annual turnover over the last three financial years, supported by audited financial statements, Income Tax Returns (ITR)/Income Tax Return Acknowledgements, and a CA certificate. Minimum eligibility: average turnover ≥₹50 lakh. **Scoring:** ≥₹50 lakh and <₹75 lakh – 10 marks; ≥₹75 lakh and <₹1 crore – 15 marks; ≥₹1 crore and <₹1.5 crore – 18 marks; ≥₹1.5 crore – 20 marks. Bidders not meeting the minimum eligibility shall be rejected at the eligibility stage.
1.4	**Quality & Security Certifications and Statutory / Legal Compliance**	**15**	**Assessment:** Valid ISO 9001:2015; ISO/IEC 27001:2022 and/or CMMI Maturity Level – 3 + (where held); statutory registrations (GST /PAN, PT, ESI / PF, Udyam if applicable); non-insolvency / non-blacklisting declarations and overall legal/regulatory compliance for Government work. **Scoring:** ISO 9001:2015 plus all mandatory statutory registrations – 6 marks; ISO 9001:2015 plus ISO/IEC 27001:2022 or CMMI Level 3+ with clear compliance processes – 10 marks; ISO 9001:2015 plus ISO/IEC 27001:2022 and CMMI Maturity Level – 3 with strong statutory and governance/compliance framework – 15 marks.
1.5	**Proposed Technical Solution, Methodology & GIS Architecture**	**20**	**Assessment:** Quality and completeness of the proposed approach and methodology for assessment, database upgradation, dashboards, advanced search/query/reporting, standardised map printing, application enhancement, RBAC, public portal, migration, testing, deployment, training and support; soundness of the proposed GIS architecture, use of open/interoperable standards, security design, project plan, staffing and risk management. **Scoring:** Generic or weak approach with significant gaps – 0–7 marks; reasonable methodology covering most requirements – 8–13 marks; comprehensive, standards-aligned methodology and architecture (interoperable/OGC-based, secure, covering dashboards, RBAC and public portal) with a clear plan – 14–17 marks; excellent, detailed, best-practice solution with strong project plan, risk management and useful value-additions – 18–20 marks.
1.6	**Proof of Concept (PoC) / Live Demonstration – Web GIS Capabilities**	**15**	**Assessment:** Live demonstration of the Bidder's Web GIS capability, covering at minimum: interactive map navigation; dashboards and drill-down; spatial and attribute search and query; report generation; standardised map printing/export; role-based access; and a public view-only map experience. **Scoring:** Unsatisfactory / incomplete demo with major gaps – 0–5 marks; basic demo showing most key features with limited usability – 6–10 marks; comprehensive, smooth demonstration clearly showing dashboards, search/query, reporting, map printing, role-based access and public view aligned to BDA requirements – 11–15 marks.

Note – PoC minimum qualifying condition: Bidders must score at least 08 marks out of 15 in Component 1.6 (PoC / Live Demonstration). Bidders scoring less than 08 in Component 1.6 shall be treated as technically non-responsive and shall not be considered for financial evaluation.

Overall Technical Qualification Criteria: The Bidder must score at least seventy-five (75) marks out of 100 in aggregate to be declared Technically Qualified for opening of the Financial Bid.

5. EVALUATION OF FINANCIAL BID

Evaluation of Bids shall be as per the QCBS method. The Technical and Financial Offers will be evaluated based on the two-cover system, as per the KTPP Act.

1. **Evaluation of Technical Bids:** The Bidders whose technical offers are responsive to the minimum eligibility criteria prescribed, and who secure a total of at least 75 marks (and meet the minimum PoC sub-score), will be shortlisted, and the commercial bids of only such shortlisted Bidders will be opened.

2. **Evaluation of Financial Bids:**

a. The Financial Bids of all technically qualified Bidders will be opened and reviewed.

b. The lowest financial proposal (L1) will be awarded a Financial Score (S_F) of 100. Scores for other bids will be inversely proportional to their quoted price; for example, S_F = (L1 / Ln) × 100, where Ln is the price quoted by the n-th Bidder.

c. The final score for each Bidder is a weighted sum of the technical and financial scores: Final Score (S) = (S_T × Tw) + (S_F × Fw), where Tw is the technical weight (Tw = 75%) and Fw is the financial weight (Fw = 25%).

3. Illustrative example (Bidder A and Bidder C tie on total at 87.5; Bidder C, having the higher technical score, is selected):

Bidder	Technical Score (S_T)	Weighted Technical (75%)	Financial Score (S_F)	Weighted Financial (25%)	Total (S)
Bidder A	85	63.75	95	23.75	**87.5**
Bidder B	78	58.50	100	25.00	**83.5**
Bidder C	90	67.50	80	20.00	**87.5**

4. If a bid is not clear and unambiguous, the Department reserves the right to reject the offer. Any variation in the rates, etc., will not be allowed on any grounds, such as a mistake or misunderstanding, after the Bid has been submitted.

5. The final selection of the Bidder will be based on the QCBS method, considering both the technical and financial scores. The Bidder with the highest combined score (H1 Bidder) will be selected.

6. In the event of a tie, the Bidder with the higher technical score will be awarded the contract. If there is still a tie, a further random draw (e.g., draw of lots) will decide.

6. PAYMENT TERMS AND SCHEDULE

1. **No Advance Payment:** No advance payment shall be made to the selected Bidder under this Contract. All payments shall be strictly performance- and deliverable-based, linked to milestones actually completed and accepted by BDA.
2. **Milestone-Linked Payment:** Payments shall be released on a milestone basis against accepted deliverables, in accordance with the payment schedule below, computed on the total accepted Contract Price (inclusive of GST and all taxes).

Sl.	Milestone / Deliverable (on acceptance by BDA)	Payment (% of Contract Price)
1	Acceptance of the Assessment & Analysis Report and Upgradation Plan.	**10%**
2	Upgraded GIS database (spatial and non-spatial) together with annotated, validated and updated GIS data, accepted by BDA.	**20%**
3	Interactive dashboards; advanced search, query-generation and reporting modules; and standardised map-printing / layout-generation (A0–A4) modules, delivered and accepted.	**25%**
4	Public Web GIS Portal (view-only); role-based access control; and application performance, security, user-interface and functionality enhancements, delivered and accepted.	**20%**
5	Completed data migration and integration, successful UAT sign-off, deployment and production Go-Live.	**15%**
6	Documentation, completion of training and formal final handover.	**10%**
	Total	**100%**

The twelve (12) months of post-implementation support, warranty and maintenance form part of the Scope of Work and the quoted Contract Price; performance of this obligation shall be secured through the Security Deposit, which shall be retained until one year after completion as provided in this RFP.

3. **Submission of Invoice:** The selected Bidder shall submit a tax invoice for each milestone, along with the relevant deliverables, acceptance/sign-off documents and any other documents required by BDA.
4. **Quality Checks and Certification:** Each invoice shall be processed after verification and acceptance of the corresponding deliverable by the authorised BDA representative(s); BDA may direct correction/rework without extra cost where the deliverable is not in accordance with the RFP.
5. **Payment Processing Timeline:** Subject to satisfactory completion and submission of all supporting documents, BDA shall endeavour to process and release payment within thirty (30) working days from the date of receipt of a complete and correct invoice with the required certifications.

6. **Deductions and Adjustments:** All payments shall be subject to applicable statutory deductions (TDS, TDS on GST, etc.); deductions towards liquidated damages / penalties, if any, on account of delay or breach of the Service Level Agreement; and any recoveries ordered by BDA under the Contract or applicable law.

7. **Conditions for Non-Payment / Partial Payment:** BDA reserves the right to withhold or proportionately reduce payment for a milestone if the quality of the deliverable is below the prescribed standard, the Bidder fails to meet mandatory milestones without valid reasons accepted by BDA, or the required supporting documentation and certifications are not submitted.

8. **Currency:** All payments to the selected Bidder shall be made in Indian Rupees (INR) only.

7. GENERAL CONDITIONS AND INSTRUCTIONS TO BIDDERS

7.1 Negotiations

i. Negotiations, if necessary, will be held at the Bangalore Development Authority Head Office. The aim is to reach agreement on all points and sign a contract.

ii. If, for any reason, the rates quoted in the tender seem to be higher than expectations, BDA reserves the right to negotiate with the successful (highest combined score) Bidder regarding price, terms and conditions in the best interest of BDA, and its decision shall be final.

7.2 Award of Contract

i. The successful Bidder shall be issued a Letter of Intent (LoI) and will be given seven (7) days from the date of receipt of the LoI to accept the same.

ii. In case the letter of consent accepting the offer is not received within the aforementioned period of seven (7) days, the LoI may be withdrawn.

iii. A Contract / Agreement shall be entered into with the successful Bidder defining the scope of work and other terms and conditions, for completion of the services, within seven (7) days from the date of issue of the Letter of Consent along with payment of the Security Deposit, and a Work Order shall be issued within five (5) days of execution of such Agreement.

iv. If the successful Bidder fails to enter into the Agreement, BDA reserves the right to initiate action against the Bidder by forfeiting the EMD, including blacklisting the Bidder.

7.3 Confidentiality

i. Information relating to the evaluation of proposals and recommendations concerning awards shall not be disclosed to the tenderers who submitted the proposals or to other persons not officially concerned with the process, until the successful tenderer has been notified that it has been awarded the contract.

ii. BDA shall treat all bids and other documents, information and solutions submitted by tenderers as confidential, and shall take all reasonable precautions that all those who have access to such material treat it in confidence. BDA will not divulge any such information unless it is ordered to do so by any authority having the power to require its release.

iii. During this period, the tenderer shall not disclose or utilise any such documents or information without the written approval of BDA or as required by law or any governmental authority.

iv. BDA and each tenderer shall ensure that their representatives, or any third party to whom the tender document was required to be divulged for the preparation or evaluation of the tender, maintain the confidentiality of the tender document and the evaluation.

7.4 Right to Reject Any or All Bids

Notwithstanding anything contained in this RFP, BDA reserves the right to reject any proposal and to annul or suspend the bidding process and reject all proposals without assigning any reason thereof at any time prior to the issuance of the Letter of Intent (LoI), without incurring any liability or any obligation to inform the affected tenderers of the grounds for rejection.

7.5 Bid Processing Fee

Each Bidder shall pay the bid processing fee (as applicable on the e-Procurement Portal) through any of the following e-payment options only:

1. National Electronic Funds Transfer (NEFT); and
2. RTGS.

Payments submitted through cheque or demand draft shall not be accepted. For further details regarding e-payment, please refer to the e-Procurement website (https://kppp.karnataka.gov.in).

7.6 Earnest Money Deposit (EMD)

The Bidder shall pay an Earnest Money Deposit (EMD) equivalent to 2.5% of the estimated cost of service, through the e-Procurement Portal as provided therein. This is a mandatory condition for qualifying in the technical evaluation of the tender. The EMD shall remain valid for the entire bid validity period of 90 days from the last date of submission of the tender.

The EMD of unsuccessful Bidders shall be refunded as per the provisions of the e-Procurement Portal and the KTPP Rules. The EMD shall not carry any interest.

7.7 Forfeiture of EMD

The EMD of the tenderer will be forfeited, including blacklisting of the firm, if:

i. the tenderer withdraws its tender or varies any terms and conditions thereof, without consent, during the period of tender validity specified;

ii. the tenderer indulges in corrupt, fraudulent, collusive or coercive practice(s);

iii. the tenderer does not accept the correction of its tender price pursuant to the identification of arithmetic errors noticed by the tendering authority during the financial bid opening;

iv. the successful Bidder, having been notified of the acceptance of its tender during the period of tender validity, refuses to accept / execute the order or fails to enter into the contract agreement when required; or

v. the successful Bidder fails, within the specified time limit, to furnish the required Performance Security / Security Deposit.

7.8 Security Deposit / Bank Guarantee

i. Within seven (7) days of receipt of the Letter of Intent, the successful tenderer shall deposit an amount equivalent to 5% of the value of the contract / work order as Security Deposit (SD), along with the letter of consent.

ii. The EMD of the successful Bidder may be converted / adjusted towards the Security Deposit, if feasible.

iii. The full Security Deposit amount shall be paid / deposited in the form of DD or through RTGS/NEFT, or in the form of an unconditional and irrevocable Bank Guarantee in favour of the Bangalore Development Authority, before signing of the agreement.

iv. In case of breach of contract, the Security Deposit shall be forfeited.

v. In case of violation of any Act or policies of enforcing agencies of Government, or litigation, or if BDA is held liable to pay any claim for losses, damages, etc., on account of negligence,

deficiency in skill or care in the performance of duties by the Contractor, the expenses incurred for rectifying such violations, or incurred in payment against such claims and for such litigation, will be recovered from the Contractor directly, or from bills payable, or in any other manner, including forfeiture of the Security Deposit.

vi. The Security Deposit will be held until one year after the completion of the work, and shall be refundable to the Contractor only after adjusting the amounts, if any, due to BDA from the Contractor.

vii. The Security Deposit shall not carry any interest.

7.9 Force Majeure

"Force Majeure" is herein defined as any cause which is beyond the control of the successful Bidder or BDA, as the case may be, which could not be foreseen, or with a reasonable amount of diligence could not have been foreseen, and which substantially affects the performance of the contract, such as:

i. natural phenomena such as flood, drought, cyclone, earthquake, pandemic, epidemics and declaration of war;

ii. acts of any Government, including but not limited to war (declared or undeclared), priorities, quantities and embargoes, provided that either party shall, within fifteen (15) days from the occurrence of such a cause, notify the other in writing of such case.

iii. In the event of the delay lasting over three (3) months, if arising out of Force Majeure, the contract may be terminated at the discretion of BDA.

iv. For delay arising out of Force Majeure, the successful Bidder shall have an extension of time equal to the duration of the Force Majeure period, and shall not be eligible for extra costs such as increases in rates, re-mobilisation or idle charges for the extension period.

v. Neither the successful Bidder nor BDA shall be liable for delay in performing obligations resulting from any Force Majeure cause as defined above; the date of completion will, subject as herein provided, be extended by a reasonable time.

7.10 Discretion

i. BDA reserves the right to reject all or any of the tenders without assigning any reason thereof.

ii. BDA reserves the right to cancel the tender even after acceptance in case of any violation of the terms and conditions, or for any other reason.

7.11 Technical Bid Format

The Bidder shall confirm that the solution and services quoted by the Bidder conform to the conditions specified, and shall complete the formats prescribed in this RFP and submit them as part of the Technical Bid. Any bid without proper technical documents and duly filled-in formats shall be rejected as non-responsive and technically disqualified.

7.12 Commercial Bid Format

Bidders shall quote all-inclusive prices (i.e., prices inclusive of GST and all other taxes and expenses) for the complete Scope of Work, as per the format for the Commercial Bid (Annexure-2). The total

price shall be entered by Bidders directly in the e-Procurement Portal. Additionally, the financial bid break-up, as per the prescribed format, shall be available with the Bidder and shall be used to understand the break-up at the time of financial evaluation of the bids.

Sd/-
Commissioner,
Bangalore Development Authority

ANNEXURE-1: CONTRACT AGREEMENT FORM

THIS AGREEMENT made this _____ day of _____, 2026, between the Bangalore Development Authority (BDA), 5th Main Road, Kumara Park West, T. Chowdaiah Road, Guttahalli, Bengaluru, Karnataka 560020 (hereinafter referred to as "the Purchaser") of the one part, and _____ [Name of Agency], located at _____ [Agency Address] (hereinafter referred to as "the Agency") of the second part.

WHEREAS the Purchaser has tendered the work of upgradation of the existing BDA Web GIS application, development of a Public Web GIS Portal and allied geospatial services, issued via Tender No. _____, dated _____, and has accepted a tender by the Agency for the same, as per the terms and conditions of the RFP and the Karnataka Transparency in Public Procurement (KTPP) Act, 1999 and the Rules thereunder, at the rate and price specified therein (hereinafter referred to as "the Contract Price").

NOW THIS AGREEMENT WITNESSETH AS FOLLOWS:

1. Words and expressions in this Agreement shall have the same meaning as assigned to them in the RFP.
2. The following documents shall be deemed to form, and be read and construed as part of, this Agreement:

a) the tender or RFP document;

b) the price schedule submitted by the tenderer;

c) the requirements, deliverables and timelines stated in the RFP;

d) the general conditions of the contract in the RFP;

e) the special conditions of the contract in the RFP; and

f) the Purchaser's Notification of Award and Letter of Intent (LoI).

3. The Agency shall provide the services and deliverables specified in this Agreement and the RFP, and remedy any defects therein, in conformity with the provisions of the contract and the RFP.
4. The Purchaser covenants to pay the Agency, in consideration of the provision of the services and the remedying of defects, the Contract Price, or such other sum as may become payable under the provisions of the contract, as prescribed in the RFP. In brief, the payment terms are: payment will be made on a milestone basis after successful completion of the corresponding deliverables and acceptance / quality checks by BDA.
5. The detailed deliverables, responsibilities and liabilities of the Agency shall be as stated in the RFP and shall form an integral part of this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed in accordance with their respective laws on the day and year first above written.

Signed, Sealed and Delivered by the Purchaser:	**Signed, Sealed and Delivered by the Agency:**
Name: _____	Name: _____
Designation: _____	Designation: _____

Bangalore Development Authority (BDA), Bengaluru – 560020 In the presence of: _____	[Name of Agency] In the presence of: _____

ANNEXURE-2: COMMERCIAL BID FORMAT

The Bidder shall quote a lump-sum price for each component of the Scope of Work as below. All rates and totals shall be inclusive of GST and all applicable taxes, duties, levies and charges. No additional tax or charge shall be payable over and above the quoted rates.

Sl.	Component of Work	Basis	Rate to be quoted (₹)
1	**Upgradation of the Existing BDA Web GIS Application, Development of a Public Web GIS Portal and Allied Geospatial Services**	Lump sum	
	Grand Total (inclusive of GST and all applicable taxes)		

Note: The Grand Total (all-inclusive) shall be entered by the Bidder in the e-Procurement Portal and shall be treated as the financial offer for QCBS evaluation.

ANNEXURE-3: LETTER FOR THE TENDER

(To be uploaded on the letterhead of the Tenderer)

To
The Commissioner,
Bangalore Development Authority (BDA)
5th Main Road, Kumara Park West,
T. Chowdaiah Road, Guttahalli,
Bengaluru, Karnataka 560020

Sub: Tender for the upgradation of the existing BDA Web GIS application, development of a Public Web GIS Portal and allied geospatial services.
Ref: Tender No. _____ [Insert Tender Number], dated _____ [Insert Date].
Sir,

1. With reference to your Tender document No. _____, dated _____, I/We, having examined the Tender Documents and understood their contents, hereby submit my/our Tender for the said work, in conformity with the said Tender Documents. The Tender is unconditional and unqualified.
2. We undertake, if our Tender is accepted, to deliver the services and deliverables in accordance with the delivery schedule specified in the RFP.
3. I/We certify that all information provided in this Tender and the accompanying documents is true and correct to the best of my/our knowledge and belief.
4. I/We acknowledge the right of the Purchaser to reject our Tender without assigning any reason, and hereby waive, to the fullest extent permitted by law, our right to challenge the same.
5. I/We declare that we satisfy the eligibility criteria and have not been debarred by any public authority or entity from participating in public procurement.
6. In the event of being declared the successful Tenderer, I/We agree to enter into a contract in accordance with the draft provided in the RFP without requesting changes.
7. I/We shall furnish the required Performance Security / Security Deposit within seven (7) days of receiving the Letter of Intent (LoI), as per the RFP requirements.
8. I/We confirm that, if declared the successful Bidder, we will secure GST registration in the State of Karnataka within one month of receiving the LoI, or before any payment is released.
9. I/We declare that we are fully compliant with all applicable laws and regulatory requirements and have submitted all supporting documents as required.
10. I/We offer an Earnest Money Deposit of 1% of the estimated cost of work, i.e., ₹15,000/- (Rupees Fifteen Thousand only), and undertake to keep this offer valid for 90 days from the last date of Tender submission.
11. I/We understand that the Purchaser is not bound to accept the lowest or any Tender it may receive.
12. I/We agree to be bound by this Tender, if successful, under the terms set forth in the Tender document and RFP.

Yours faithfully,
Date: _____ Place: _____
Signature of the Authorised Signatory: _____
Name & Designation of the Signatory: _____
Seal of Tenderer/Agency: _____
Contact Phone and Email: _____

ANNEXURE-4: FINANCIAL CAPACITY OF THE TENDERER

(To be uploaded on the letterhead of the Tenderer)

To
The Commissioner,
Bangalore Development Authority (BDA)
5th Main Road, Kumara Park West,
T. Chowdaiah Road, Guttahalli,
Bengaluru, Karnataka 560020

Sub: Financial Capacity of the Tenderer.

Ref: Tender No. [Insert Tender Number], dated [Insert Date].

Dear Sir,

We/I provide below the financial details of our Proprietorship / Company / Partnership Firm / LLP with Registration Number _____, registered under _____, and holding GST Number _____.

Turnover Details (in ₹):

Financial Year	Turnover (in ₹)
Financial Year 2024–25	
Financial Year 2023–24	
Financial Year 2022–23	
Average Annual Turnover (3 Years)	

Declaration: I/We certify that the above financial details are accurate and have been extracted from our audited financial statements. Supporting documents and certification from our Statutory Auditor are attached herewith to validate the financial capacity as required under the Tender document.

Date: _____ Place: _____
Signature of the Authorised Signatory: _____
Name: _____ Designation: _____
Seal of the Company/Agency: _____

ANNEXURE-5: TECHNICAL CAPACITY OF THE TENDERER

(Format for Performance Statement – relevant GIS / Web GIS projects)

Client / Purchaser (full address)	Order No. & Date	Description of GIS / Web GIS Services	Value of Order (₹)	Status & Completion Date	Satisfactorily functioning? (attach cert.)

General Instructions:

1. The experience cited in the above table must comply with the qualification criteria specified in the relevant clause of the RFP.
2. Supporting documentary proofs (work orders and/or completion certificates) must be submitted to validate the technical capacity as specified in the RFP.

Declaration: I/We confirm that all the information submitted is true to the best of our knowledge and belief, and all relevant details and supporting documents have been duly provided herein.

Date: _____ Place: _____
Signature of the Authorised Signatory: _____
Name: _____ Designation: _____ Mobile: _____

ANNEXURE-6: STATEMENT OF LEGAL CAPACITY

(To be provided on the letterhead of the Tenderer)

To
The Commissioner,
Bangalore Development Authority (BDA)
5th Main Road, Kumara Park West,
T. Chowdaiah Road, Guttahalli,
Bengaluru, Karnataka 560020

Sub: Tender for the upgradation of the existing BDA Web GIS application, development of a Public Web GIS Portal and allied geospatial services.

Ref: Tender No. [Insert Tender Number], dated [Insert Date].

Sir,

We hereby confirm that we satisfy the terms and conditions laid out in the Tender Document. We have agreed that _____ [Insert Individual's Name] will act as our representative and has been duly authorised to submit the Tender Document on our behalf. Further, the authorised signatory is vested with the requisite powers to furnish such a letter and authenticate the same.

Thanking you,
Yours faithfully,

Signature: _____
Name: _____ Designation: _____
For and on behalf of [Insert Name of Company/Agency]: _____

ANNEXURE-7: POWER OF ATTORNEY FOR SIGNING OF TENDER (IF APPLICABLE)

(To be submitted on ₹200 Non-Judicial Stamp Paper)

Know all men by these presents, We, _____ (name of the firm), do hereby irrevocably constitute, nominate, appoint and authorise Mr./Ms. _____ (Name), son/daughter/wife of _____, presently residing at _____, who is presently employed with us and holding the position of _____, as our true and lawful attorney (hereinafter referred to as the "Attorney") to do in our name and on our behalf all such acts, deeds and things as are necessary or required in connection with or incidental to the submission of our Tender for the said work proposed by the Bangalore Development Authority (the "Purchaser"), including but not limited to signing and submission of all applications, tenders and other documents and writings, participating in pre-bid and other conferences, providing information/responses to the Purchaser, representing us in all matters before the Purchaser, and signing and execution of all contracts and undertakings consequent to acceptance of our Tender.

AND we hereby agree to ratify and confirm all acts, deeds and things lawfully done or caused to be done by our said Attorney pursuant to and in exercise of the powers conferred by this Power of Attorney, and that all acts, deeds and things done by our said Attorney in exercise of the powers hereby conferred shall and shall always be deemed to have been done by us.

IN WITNESS WHEREOF WE, _____, THE ABOVE-NAMED PRINCIPAL, HAVE EXECUTED THIS POWER OF ATTORNEY ON THIS _____ DAY OF _____, 2026.

For _____ (Signature)
(Name, address)
Witnesses: 1. _____ 2. _____
Accepted – [Notarised] (Signature)
(Name, Title and Address of the Attorney)

ANNEXURE-8: EARNEST MONEY DEPOSIT – BANK GUARANTEE FORMAT (IF APPLICABLE)

1. In consideration of you, the Bangalore Development Authority (BDA), 5th Main Road, Kumara Park West, T. Chowdaiah Road, Guttahalli, Bengaluru, Karnataka 560020 (hereinafter referred to as the "Purchaser", which expression shall, unless repugnant to the subject or context, include its successors and assigns), having agreed to receive the Tender of _____ (registered under _____ and having its registered office at _____) (hereinafter referred to as the "Tenderer") pursuant to Tender Document No. _____ dated _____ issued in respect of the services and other related documents (collectively, the "Tender Documents"), we, _____ (Name of the Bank), having our registered office at _____ and one of our branches at _____ (the "Bank"), at the request of the Tenderer, do hereby, in terms of the said Tender Document, irrevocably, unconditionally and without reservation guarantee the due and faithful fulfilment and compliance of the terms and conditions of the Tender Documents by the said Tenderer, and unconditionally and irrevocably undertake to pay forthwith to the Purchaser an amount of ₹_____ (Rupees _____ only) as our primary obligation, without any demur, reservation, recourse, contest or protest and without reference to the Tenderer, if the Tenderer fails to fulfil or comply with all or any of the terms and conditions contained in the said Tender Documents.
2. Any such written demand made by the Purchaser stating that the Tenderer is in default of the due and faithful fulfilment and compliance with the terms and conditions contained in the Tender Documents shall be final, conclusive and binding on the Bank.
3. We, the Bank, do hereby unconditionally undertake to pay the amounts due and payable under this Guarantee without any demur, reservation, recourse, contest or protest, and without reference to the Tenderer or any other person, and irrespective of whether the claim of the Purchaser is disputed by the Tenderer or not, merely on the first demand from the Purchaser. Any such demand made on the Bank shall be conclusive as regards the amount due and payable by the Bank under this Guarantee.

Signed and sealed for and on behalf of the Bank
Name: _____ Designation: _____ Date: _____

ANNEXURE-9: EMD DECLARATION

(To be submitted on the letterhead of the Tenderer)

To
The Commissioner,
Bangalore Development Authority (BDA)
5th Main Road, Kumara Park West,
T. Chowdaiah Road, Guttahalli,
Bengaluru, Karnataka 560020

Sub: Tender for the upgradation of the existing BDA Web GIS application, development of a Public Web GIS Portal and allied geospatial services.
Ref: Tender No. _____ dated _____ of BDA.
Sir,

I hereby submit a declaration that the Tender submitted by the undersigned, on behalf of the Tenderer _____ (Name of the Tenderer), shall not be withdrawn or modified during the period of validity or the extended period of validity.

I, on behalf of the Tenderer _____ (Name of the Tenderer), also accept that, in case the Tender is withdrawn or modified during the period of its validity / extended validity period, or if we fail to sign the contract in case the contract is awarded to us, or we fail to submit the Performance Security / Security Deposit before the deadline fixed in the RFP, then _____ (Name of the Tenderer) shall be debarred from participation in the selection process of this Procurement Entity / Purchaser for a period of one year from the date of default.

Place: _____ Date: _____
Signature of the Authorised Signatory: _____
Name, Designation & Official email & mobile: _____

ANNEXURE-10: INSTRUCTIONS ON E-TENDERING

1. The tendering process for this Tender Document will be completed online through the Karnataka Public Procurement Portal (KPPP).
2. The Tender document can be downloaded free of cost from the Karnataka Public Procurement Portal.
3. The Tenderer must register with his/her Digital Signature Certificate (DSC) on the Karnataka Public Procurement Portal, after which he/she will be allowed to carry out tender-submission activities. Registering the DSC is a one-time activity.
4. For successful registration of the DSC, the Tenderer must possess a Class-3 DSC issued by any Certifying Authority approved by the Controller of Certifying Authorities, Government of India.
5. The Tenderer shall use its own Digital Signature while uploading the Tender. Failure to comply, or use of the Digital Signature of another firm, shall render the Tender liable for rejection.
6. Tenders must be submitted to the Purchaser through the Karnataka Public Procurement Portal by the last date and time for submission.
7. A two-cover system shall be followed: the Technical Tender will be opened first, and the Financial Tender will be opened only if the Technical Tender is found qualified in accordance with the terms of this Tender Document.
8. The Tenderer must upload all required documents electronically in the prescribed format on the Karnataka Public Procurement Portal, except the Financial Tender, which shall be entered in the prescribed manner directly on the Portal.
9. It is suggested that files to be uploaded be made in greyscale using the minimum readable resolution, so that file sizes are minimised for fast uploading. The size of a single label file should not exceed 70 MB.
10. Along with the Tender, the stipulated tender processing fee and EMD / EMD Declaration must be submitted as mentioned on the Karnataka Public Procurement Portal.
11. Any queries relating to the process of online tender submission may be obtained from the KPPP Helpdesk.
12. The server time displayed on the Tenderer dashboard shall be considered the standard time for referencing deadlines for submission and opening of Tenders.
13. Upon successful and timely submission (i.e., after clicking “Freeze Tender Submission”), the Portal will display a successful submission message and a Tender summary with the Tender number and date & time of submission.
14. The Tender summary shall be printed and kept as acknowledgement of submission; it may be used as an entry pass for the Technical Tender opening.
15. All documents submitted by the Tenderer are encrypted using PKI techniques to ensure secrecy; uploaded documents become readable only after the Tender opening by the authorised Tender openers.

16. At any time after uploading and prior to the deadline, the Authority may, whether on its own initiative or in response to a clarification, make modifications or amendments to the Tender Documents through an Addendum / Corrigendum / Clarification published on the Portal, which shall form part of the original Tender Document.
17. The Tenderer must acquaint and train itself with the rules, regulations and procedures of the Karnataka Public Procurement Portal. In case of conflict between the provisions of the Portal and the Tender Document, the provisions of the Portal shall prevail.
18. The Tenderer shall be responsible for monitoring the Karnataka Public Procurement Portal until the last date of submission for any clarification/amendment, which shall form part of the tender document.

GENERAL CONDITIONS OF THE CONTRACT

1. General Provisions

1.1 Definitions

Unless the context otherwise requires, the following terms shall have the meanings assigned to them:

(a) **"Client" / "Purchaser" / "BDA"** means the Bangalore Development Authority.

(b) **"Service Provider" / "Firm" / "Agency"** means the successful Bidder to whom the contract is awarded.

(c) **"Contract"** means the Agreement entered into between the Client and the Service Provider, together with the RFP, its annexures, the Letter of Intent, the Work Order and all documents referred to therein.

(d) **"Contract Price"** means the price accepted and payable to the Service Provider for the full Scope of Work, inclusive of GST and all applicable taxes.

(e) **"Services"** means the assessment, upgradation, development, migration, integration, testing, deployment, documentation, training and post-implementation support described in the Scope of Work.

(f) **"SLA"** means the Service Level Agreement set out in the Special Conditions of the Contract.

(g) **"Applicable Law"** means the laws and any other instruments having the force of law in India, as may be in force from time to time.

1.2 Interpretation

The headings in this Contract are for convenience only and shall not affect its interpretation. Words importing the singular include the plural and vice versa. References to a party include its permitted successors and assigns.

1.3 Law Governing the Contract

This Contract, its meaning, interpretation and the relationship between the parties shall be governed by the laws of India, and in particular the Karnataka Transparency in Public Procurement (KTPP) Act, 1999 and the Rules thereunder. The courts at Bengaluru shall have exclusive jurisdiction.

1.4 Language

This Contract has been executed in the English language, which shall be the binding and controlling language for all matters relating to the meaning or interpretation of this Contract; public-facing content shall additionally be provided in Kannada as required.

1.5 Notices

Any notice, request or consent required or permitted to be given or made pursuant to this Contract shall be in writing, and shall be deemed to have been given or made when delivered by hand, post or e-mail to the authorised representative of the party to whom it is addressed. A notice served by e-mail after business hours shall be deemed served at 10.00 am on the next business day.

1.6 Location

The Services shall be performed at the respective Bangalore Development Authority offices and/or such other locations as designated by BDA, and remotely where expressly permitted by BDA.

1.7 Authorised Representatives

Any action required or permitted to be taken, and any document required or permitted to be executed, under this Contract by the Client or the Service Provider may be taken or executed by the officials duly authorised in that behalf.

1.8 Insurance

The Service Provider shall, at its own cost, take out and maintain for the contract period valid and enforceable insurance policies as appropriate, including public liability, professional indemnity / errors and omissions, and workers' compensation as required by law.

1.9 Taxes and Duties

The Service Provider shall pay such taxes, duties, fees and other impositions as may be levied under the Applicable Law, the amount of which is deemed to have been included in the Contract Price.

1.10 Payment for Services

Payment shall be made in accordance with the Payment Terms and Schedule and the Special Conditions of the Contract, within thirty (30) working days of receipt of a complete and correct invoice, along with supporting documents evidencing satisfactory compliance and acceptance of the corresponding deliverables and Service Levels, subject to penalties. Penalties shall be imposed on the Service Provider as per the SLA criteria.

2. Commencement, Completion, Modification and Termination of Contract

2.1 Effectiveness of Contract

This Contract shall come into effect on the date of signing of the Agreement by both parties, or on the date of issue of the Work Order, whichever is earlier.

2.2 Commencement of Services

The Service Provider shall commence the Services from the date of the Work Order (T0) and shall carry out the Services in accordance with the agreed project plan and timelines.

2.3 Expiration of Contract

Unless terminated earlier in accordance with this Contract, this Contract shall expire upon completion of the implementation and the twelve (12) months' post-implementation support period, and discharge of all obligations by both parties.

2.4 Modification

Any modification of the terms of this Contract, including any modification of the Scope of Work or the Contract Price, may only be made by written agreement between the parties, and shall be subject to Applicable Law.

2.5 Force Majeure

The provisions relating to Force Majeure set out in the main body of this RFP shall apply to this Contract. Neither party shall be liable for failure to perform its obligations to the extent such failure is caused by a Force Majeure event, provided timely notice is given.

2.6 Suspension

BDA may, by written notice, suspend all or part of the Services if the Service Provider fails to perform any of its obligations under this Contract, giving the Service Provider a reasonable opportunity to remedy the default.

2.7 Performance Guarantee / Security Deposit

The Service Provider shall furnish and maintain the Security Deposit equivalent to 5% of the Contract Price as provided in this RFP. BDA shall be entitled to invoke the Security Deposit / Performance Security and/or levy liquidated damages in the event of breach or non-performance.

2.8 Termination

2.8.1 By BDA: BDA may terminate this Contract, by not less than thirty (30) days' written notice, if the Service Provider fails to remedy a material breach within the cure period; becomes insolvent or bankrupt; engages in corrupt, fraudulent, collusive or coercive practices; or fails to perform the Services in accordance with this Contract and the SLA.

2.8.2 By the Service Provider: The Service Provider may terminate this Contract, by not less than thirty (30) days' written notice, if BDA fails to pay any undisputed sum due within the stipulated period, or commits a material breach not remedied within the cure period.

2.9 Payment upon Termination

Upon termination, BDA shall pay the Service Provider for the deliverables satisfactorily completed and accepted up to the date of termination, subject to adjustment for any amounts recoverable, liquidated damages, and forfeiture of Security Deposit where applicable.

3. Obligations of the Service Provider

3.1 General

The Service Provider shall perform the Services with due diligence, efficiency and economy, in accordance with generally accepted professional and technical standards and practices, Government GIS standards, enterprise Web GIS best practices and the terms of this Contract, and shall act at all times so as to protect the legitimate interests of BDA.

3.2 Conflict of Interest

The Service Provider shall not have any conflict of interest, shall not benefit from any commission, discount or similar payment in connection with the Services other than the Contract Price, and shall not engage in any activity that conflicts with the interests of BDA.

3.3 Confidentiality

The Service Provider and its personnel shall not, during the term of this Contract and for a period thereafter, disclose any proprietary or confidential information relating to BDA, the Services, the data or the deliverables, without the prior written consent of BDA. All BDA data shall be treated as strictly confidential.

3.4 Reporting Obligations

The Service Provider shall submit periodic progress reports and such other reports as BDA may reasonably require, in the form and at the intervals agreed with BDA.

3.5 Documents and Deliverables to be the Property of the Client

All data, drawings, maps, spatial and non-spatial databases, documents, source code developed specifically for BDA, and other materials prepared by the Service Provider for BDA under this Contract shall be and remain the property of BDA, and shall be delivered to BDA on completion or termination of the Contract. The Service Provider shall not use such materials for purposes unrelated to this Contract without BDA's prior written approval.

3.6 Equipment and Materials Furnished by the Client

Any equipment, data or materials furnished to the Service Provider by BDA shall remain the property of BDA and shall be used only for the purposes of this Contract, and returned to BDA on completion or termination.

4. Obligations of the Client

4.1 Assistance

BDA shall provide the Service Provider with reasonable assistance, access to relevant records, approved layout data and officials, and timely decisions and approvals necessary for the performance of the Services.

4.2 Facilities and Data

BDA shall provide access to the existing Web GIS application, relevant data and the designated hosting infrastructure as required for the Services, subject to its security and access policies.

4.3 Payment

BDA shall make payments to the Service Provider in accordance with the Payment Terms and Schedule and the Special Conditions of the Contract.

5. Settlement of Disputes

5.1 Amicable Settlement

The parties shall use their best efforts to settle amicably all disputes arising out of or in connection with this Contract or its interpretation, through mutual discussion.

5.2 Dispute Settlement / Arbitration

Any dispute not settled amicably within thirty (30) days shall be referred to arbitration in accordance with the Arbitration and Conciliation Act, 1996, as amended. The seat and venue of arbitration shall be Bengaluru, and the proceedings shall be conducted in English. Subject to arbitration, the courts at Bengaluru shall have exclusive jurisdiction.

5.3 Limitation of Liability

Save for cases of gross negligence, wilful misconduct, breach of confidentiality or infringement of third-party intellectual property rights, the aggregate liability of the Service Provider under this Contract shall not exceed the total Contract Price. Neither party shall be liable for indirect, incidental or consequential losses.

6. Intellectual Property Rights

All intellectual property in the data, databases, maps, deliverables and BDA-specific components developed for BDA under this Contract shall vest exclusively in BDA. Where the Service Provider incorporates its pre-existing or third-party components or tools, it shall grant BDA a perpetual, non-exclusive, royalty-free licence to use, operate and maintain the delivered solution for BDA's purposes. The Service Provider warrants that the deliverables do not infringe any third-party intellectual property rights and shall indemnify BDA against any such claims.

7. Data Protection and Information Security

The Service Provider shall implement appropriate technical and organisational measures to protect BDA's spatial and non-spatial data against unauthorised access, disclosure, alteration or loss, in line with prevailing Government information-security norms and applicable data-protection laws. The Service Provider shall not host, store or transfer BDA data outside the locations approved by BDA, and shall, on completion or termination, migrate and hand over all data to BDA (and the designated infrastructure such as the State Data Centre) and securely delete any residual copies as directed by BDA.

8. Exit Management

On expiry or termination of the Contract, the Service Provider shall ensure a smooth transition to BDA or its nominated agency, including handover of the deployed solution, source code (where developed for BDA), configurations, credentials, complete data, documentation and knowledge transfer, so that the operation and maintenance of the system can continue without disruption.

SPECIAL CONDITIONS OF THE CONTRACT

The Special Conditions of the Contract shall supplement the General Conditions of the Contract. In the event of any conflict between the two, the Special Conditions shall prevail. The performance of the Service Provider shall be evaluated as per the SLA criteria defined below.

1. Payment Schedule

Payments shall be released on the milestone basis set out in the "Payment Terms and Schedule" section of this RFP, on acceptance of the corresponding deliverables by BDA, and subject to statutory deductions and SLA penalties, if any.

2. Liquidated Damages for Delay

If the Service Provider fails to complete the implementation milestones within the agreed timelines for reasons attributable to it, BDA may levy liquidated damages at the rate of 0.5% of the Contract Price per completed week of delay, subject to a maximum of 10% of the Contract Price. Delays beyond this threshold may, at BDA's discretion, be treated as a material breach.

3. Service Level Agreement (SLA)

During the twelve (12) months' post-implementation support period, the Service Provider shall maintain the following minimum service levels for issues reported by BDA (working hours as notified by BDA):

Severity	Description	Response Time	Resolution Time	Penalty for breach
Critical	Application/portal down, or a core function (map, dashboard, search or public portal) unusable.	2 working hours	8 working hours	0.5% of the quarterly support value for each additional working day of delay.
High	A major function is significantly impaired; a workaround exists.	4 working hours	2 working days	0.25% of the quarterly support value for each additional working day of delay.
Medium	A minor function is affected; limited impact on users.	1 working day	5 working days	As mutually agreed, based on impact.
Low	Cosmetic issues or minor enhancement requests.	2 working days	As mutually agreed	—

Cumulative SLA penalties shall be recovered from payments due and/or the Security Deposit. Persistent or repeated failure to meet the service levels shall constitute a material breach entitling BDA to invoke the Security Deposit and/or terminate the Contract.

Sd/-
Commissioner,
Bangalore Development Authority